



Hitchin Street

Baldock,
Herts, SG76AL
OIEO £185,000

country
properties

We are delighted to offer to market this spacious 2 bedroom first floor apartment, ideally located on Hitchin Street just moments from Baldock High Street and within easy walking distance of the mainline train station. Offering excellent value for money, this chain-free property presents a fantastic opportunity for first-time buyers, commuters and investors alike, with plenty of scope for the new owners to modernise, improve and add value.

Upon entry, a private staircase leads to the first floor, where a bright and airy central hallway provides access to all rooms. To the right, you will find a well-sized kitchen fitted with a range of wall and base units, ample work surfaces and integrated appliances. Adjacent to the kitchen is the generously proportioned living room, offering ample space for both lounge and dining furniture, making it an ideal space for everyday living and entertaining.

Directly ahead of the staircase is the family bathroom, complete with a full-sized bath with shower over, WC and hand wash basin.

To the left of the hallway are 2 exceptionally spacious double bedrooms, both offering ample room for a super king-sized bed and additional furniture. A large built-in storage cupboard positioned between the bedrooms provides valuable additional storage.

Offered to market chain free, this property represents an excellent opportunity to create a superb home in a highly convenient location. Early viewing is highly recommended to fully appreciate the generous accommodation and potential on offer.

LOCATION

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s)).

- Spacious Accommodation
- 2 Bedroom 1st Floor Apartment.
- Close To Station & Highstreet
- New Carpets Throughout
- Room To Improve / Add Value.
- Grade II Listed
- Council Tax Band B
- Lease Term Remaining - 999yrs - Service Charge - £401.60 pa - Ground Rent - £1 pa

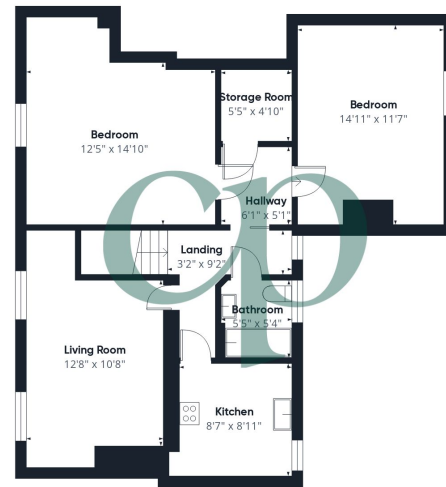








Floor 0



Floor 1

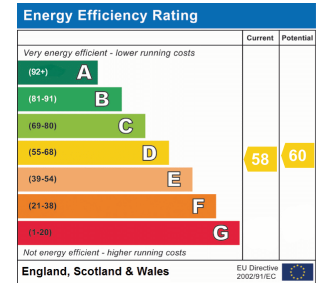


Approximate total area⁽¹⁾
777 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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